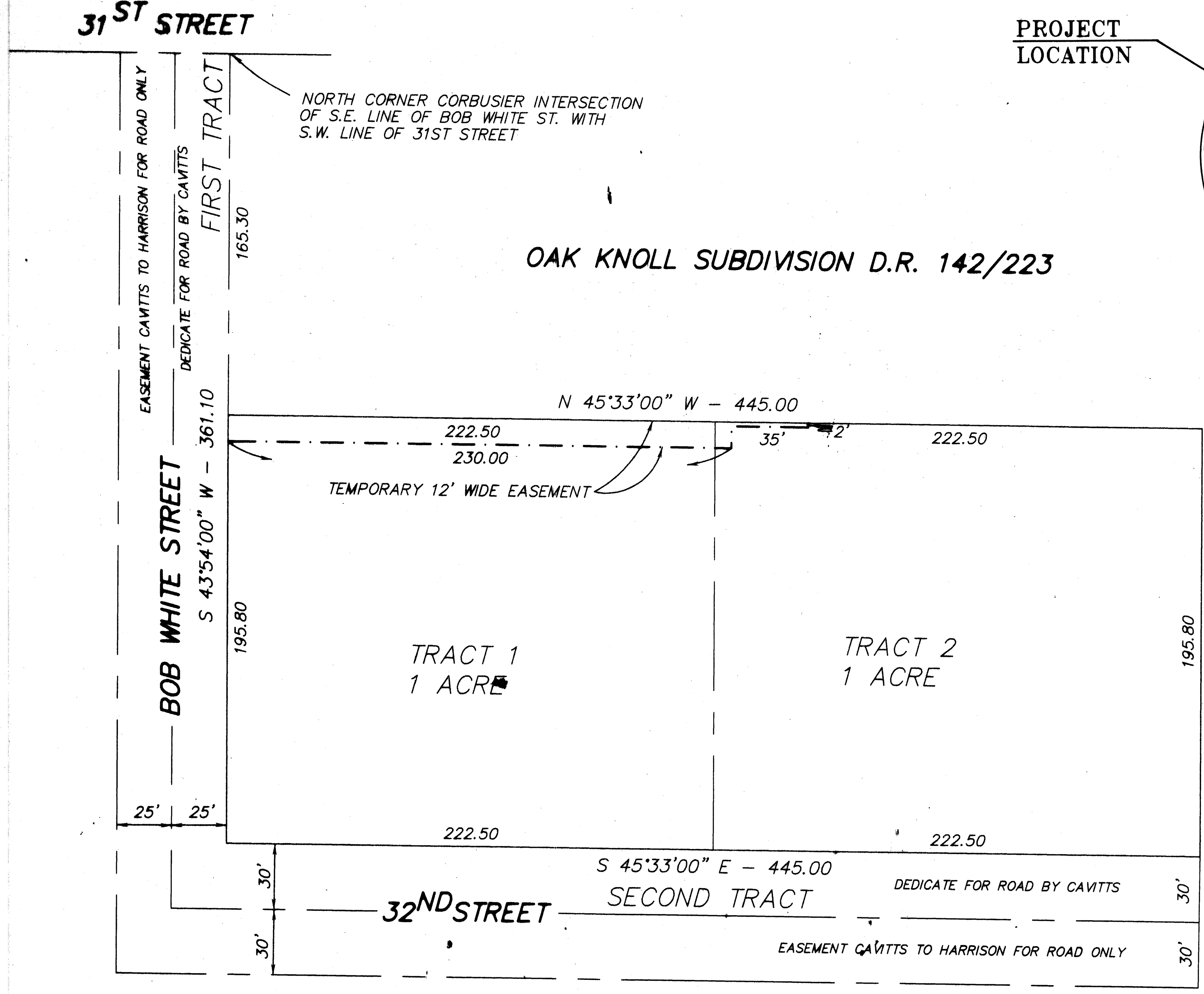
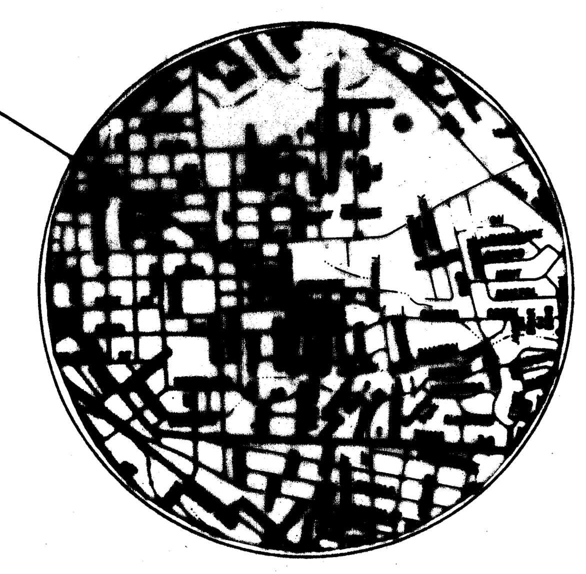


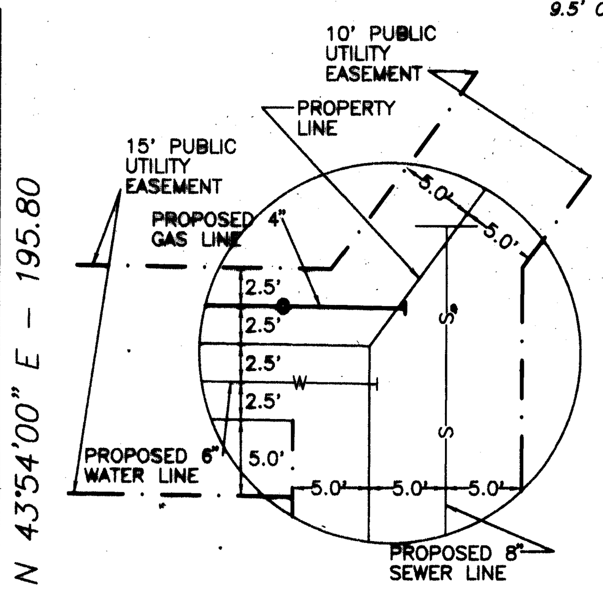

# ORIGINAL

HARRISON HOMESITE ADDITION
ZENO PHILLIPS LEAGUE BRYAN, TEXAS
MAY, 1960
SCALE : 1" = 40'
D.R. : VOL. 168, PAGE 171 MAY 3, 1995
D.R. : VOL. 210, PAGE 392 MAY 12, 1960

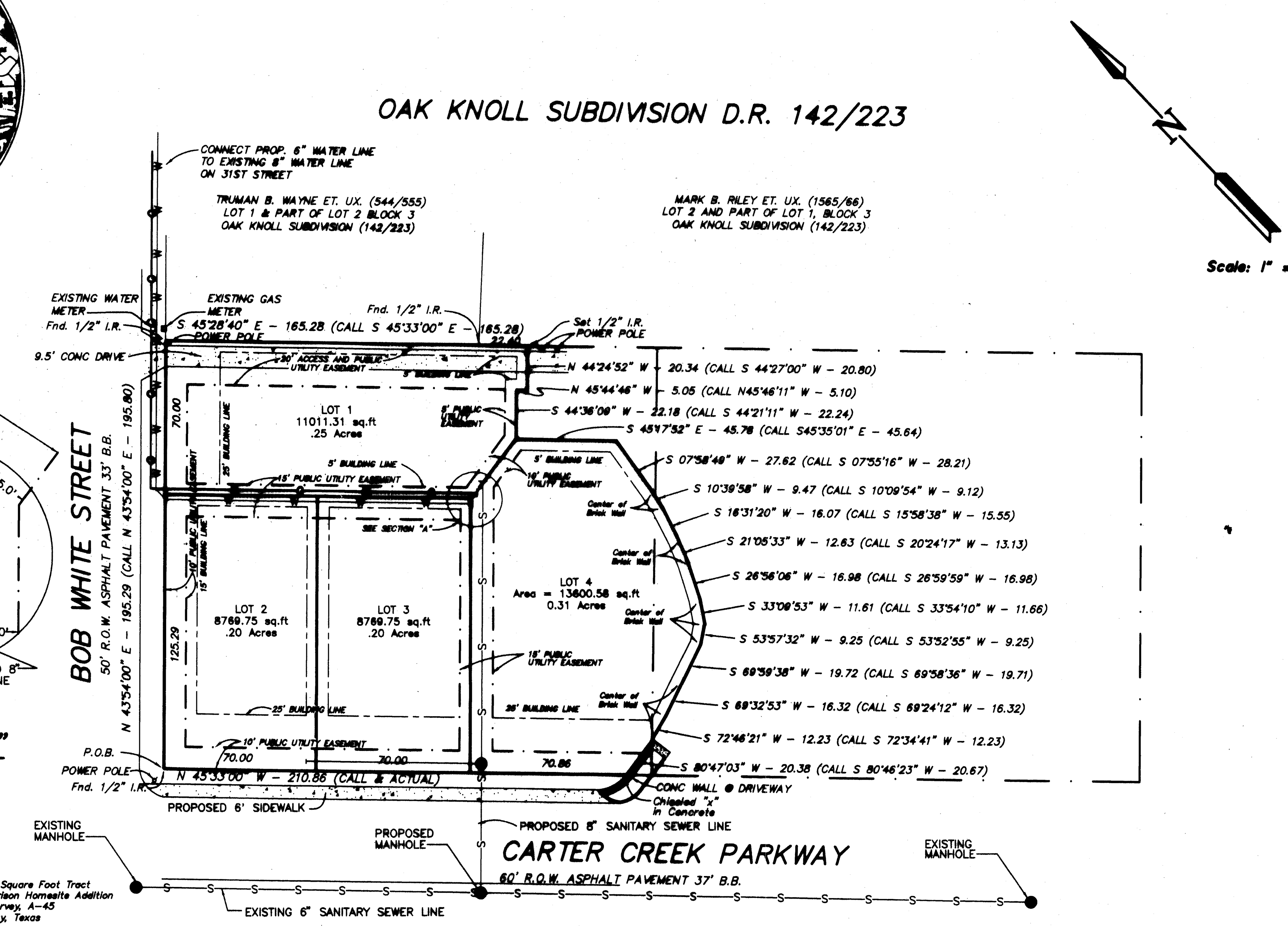
PROJECT LOCATION



VICINITY MAP
n.t.s.




SECTION "A"




0.968 Acres or 42.166 Square Foot Tract
Part of Tracts 1 and 2 Harrison Homesite Addition
Zeno Phillips Survey, A–45
Brazos County, Texas

Being a 0.968 acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, A–45, Bryan, Brazos County, Texas; also being part of Tracts 1 and 2 Harrison Homesite Addition recorded in Volume 218 page 635, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod found at the west corner of the above mentioned Tract 1; same being the intersection of the northeast right–of–way line of Carter Creek Parkway, with the southeast right–of–way line of Bob White Street;

THENCE: N 43°54'00" E – 195.29 feet along said southeast right–of–way line of Bob White Street to a found 1/2" iron rod for the north corner of said Tract 1; same being the east corner of Lot 1 Block 3 of Oak Knoll Subdivision (142/223)

THENCE: S 45°28'40" E – 165.28 feet along the common line between said Tract 1 and Lots 1 and 2 of said Oak Knoll Subdivision to a set 1/2" iron rod for the east corner of this tract; same being the north corner of the James Giles et ux 1.044 acre tract (1280/21);

THENCE: S 44°24'52" W – 20.34 feet along the common line of this tract and said Giles tract to the beginning of a brick wall;

THENCE: along the centerline of said brick wall on said common line for the following calls:

N 45°44'46" W – 5.05 feet,
S 44°36'09" W – 22.18 feet,
S 45°35'01" E – 45.78 feet,
S 07°58'49" W – 27.62 feet,
S 10°39'58" W – 9.47 feet,
S 16°31'20" W – 16.07 feet,
S 21°05'33" W – 12.63 feet,
S 26°56'06" W – 16.98 feet,
S 33°09'53" W – 11.61 feet,
S 53°57'32" W – 9.25 feet,
S 69°59'38" W – 19.72 feet,
S 69°32'53" W – 16.32 feet,
S 72°46'21" W – 12.23 feet to the end of this brick wall type fence;

THENCE: S 80°47'03" W – 20.38 feet to a chiseled "x" found in concrete for the most southerly common corner of said tracts; same being in said Carter Creek Parkway line;

THENCE: N 45°33'00" W along said northeast right–of–way line of Carter Creek Parkway for a distance of 210.86 feet to the PLACE OF BEGINNING; and containing 0.968 acres or 42.166 square feet of land, more or less.

03174 00063

0659660

Filed for Record in:
BRAZOS COUNTY,
On: Jul 01,1998 at 08:49A
As a
Plats
Document Number: 0659660
Amount 55.00
Receipt Number - 113434
By,
Barbara Johnson

STATE OF TEXAS
COUNTY OF
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY,
as stamped hereon by me.
Jul 01,1998
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

# REPLAT

GENERAL NOTES:

1. THIS PROPERTY IS NOT IN A 100–YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 4800820141C, EFFECTIVE DATE: JULY 2, 1992.
2. THE BASIS OF BEARINGS IS THE NORTHEASTERLY RIGHT–OF–WAY LINE OF BENNITT STREET AS SCALED FROM THE PLAT RECORDED IN VOLUME 68, PAGE 590.
3. THIS PROPERTY IS INTENDED FOR RESIDENTIAL USE. (SINGLE FAMILY HOMES)
4. EXISTING FIRE HYDRANT IS LOCATED ON THE NORTHEAST CORNER OF THIRTY–FIRST STREET AND BOB WHITE STREET. V.L.H.=445'
5. ACCESS TO LOT 1 SHALL BE FROM EXISTING ACCESS EASEMENT
6. ACCESS TO LOT 2 SHALL BE FROM BOB WHITE STREET.

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We/the), Frank Thurmond owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume ___, Page ___, and designated herein as the ___ in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.

Classic Inc
by [signature] President
Owner

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

[signature]
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 26TH day of MAY, 1997 and same was duly approved on the 1st day of JULY, 1997 by said commission.

[signature]
Chairman of the Planning & Zoning Commission
Bryan , Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[signature]
Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Frank Thurmond, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 23rd day of June, 1998.

DONALD GARRETT
Notary Public, State of Texas

[signature]
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

[signature]
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

[signature]
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 1st day of July, 1998, in the Deed /Official Records of Brazos County, Texas, in Volume 3174, Page 63.

Mary Ann Ward by Barbara Johnson Deputy Clerk
County Clerk
Brazos County, Texas

# REPLAT OF PARKWAY PLAZA

## CALLED 0.9707 AC. TRACT – ACTUAL 0.968 AC. TRACT
## PART OF TRACTS 1 AND 2 – HARRISON HOMESITE ADDITION

ZENO PHILLIPS LEAGUE, A – 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' JUNE 1996

## CALLED BLOCK 1, LOT 1 – HARRISON HOMESITE ADDITION

OWNER/DEVELOPER:
CLASSIC INC.
P.O. Box 3905
Bryan, TX 77805
(409) 846-8845

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 – 2688

AW\D:\DRAWINGS\1996\PARKWAY.DWG